HOUSING NOW

Greater Toronto Area

Canada Mortgage and Housing Corporation

Date Released: December 2008

New Home Market

Housing Starts Moderate

The seasonally-adjusted annual rate (SAAR) of total housing starts dipped below trend in November for the Toronto Census Metropolitan Area (CMA). Total home starts on an unadjusted basis were almost 25 per cent above last year's level for the January through November period. Condominium apartment starts remained the driver – up by over 130 per cent. The dichotomy between high-rise and low-rise home construction remained in place year-to-date through November. Starts for all low-rise housing types were down compared to the same period last year, while apartment starts were up. In response to higher home prices, comparatively less expensive high-rise home types have been increasingly popular.

Figure 1

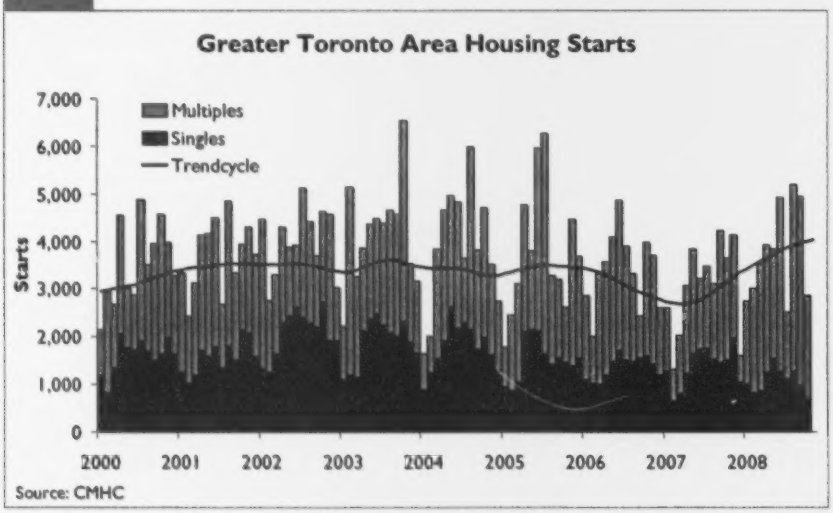

Table of Contents

1 **New Home Market**
Housing Starts Moderate

2 **Maps**

5 **Tables**

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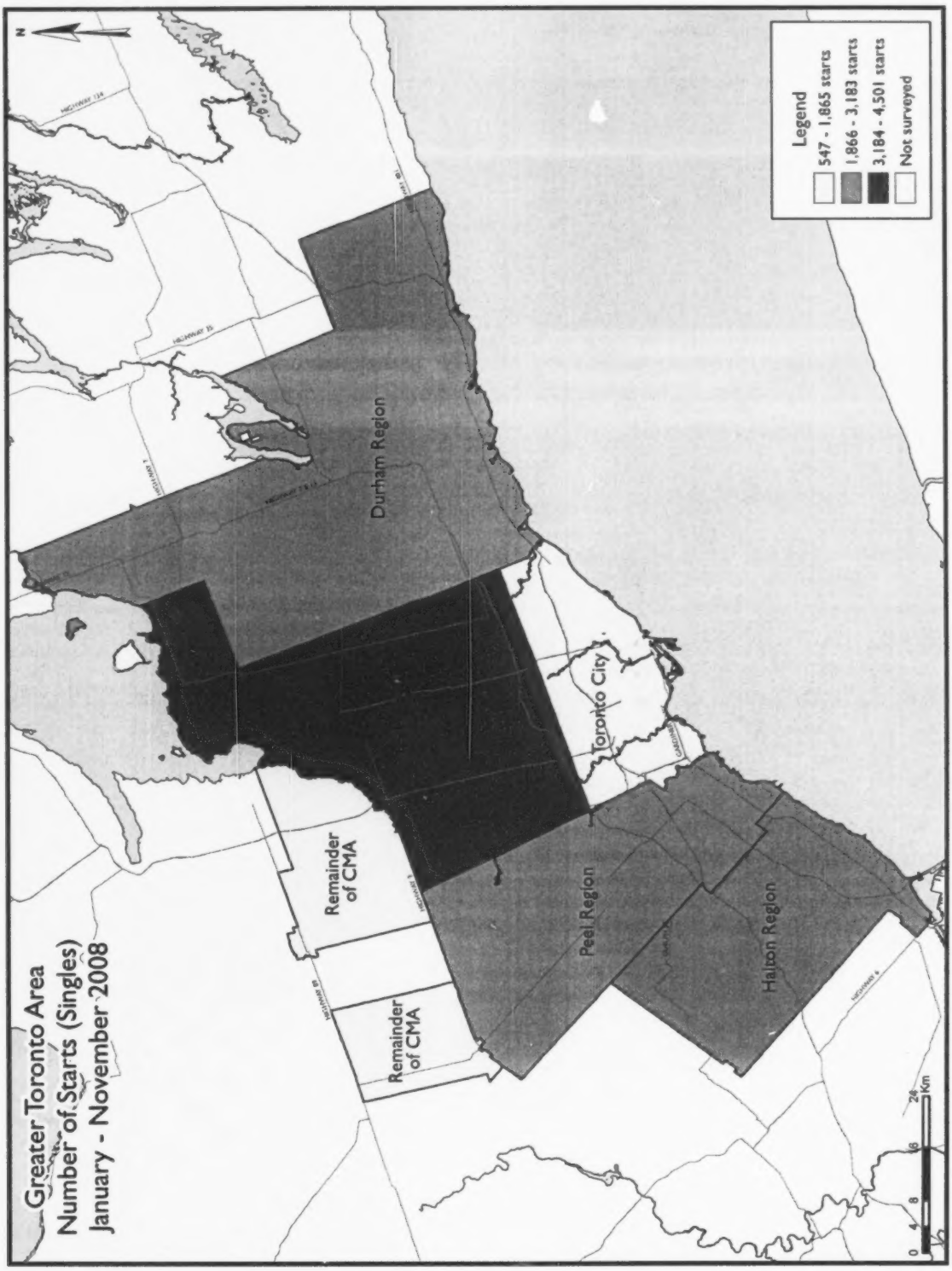
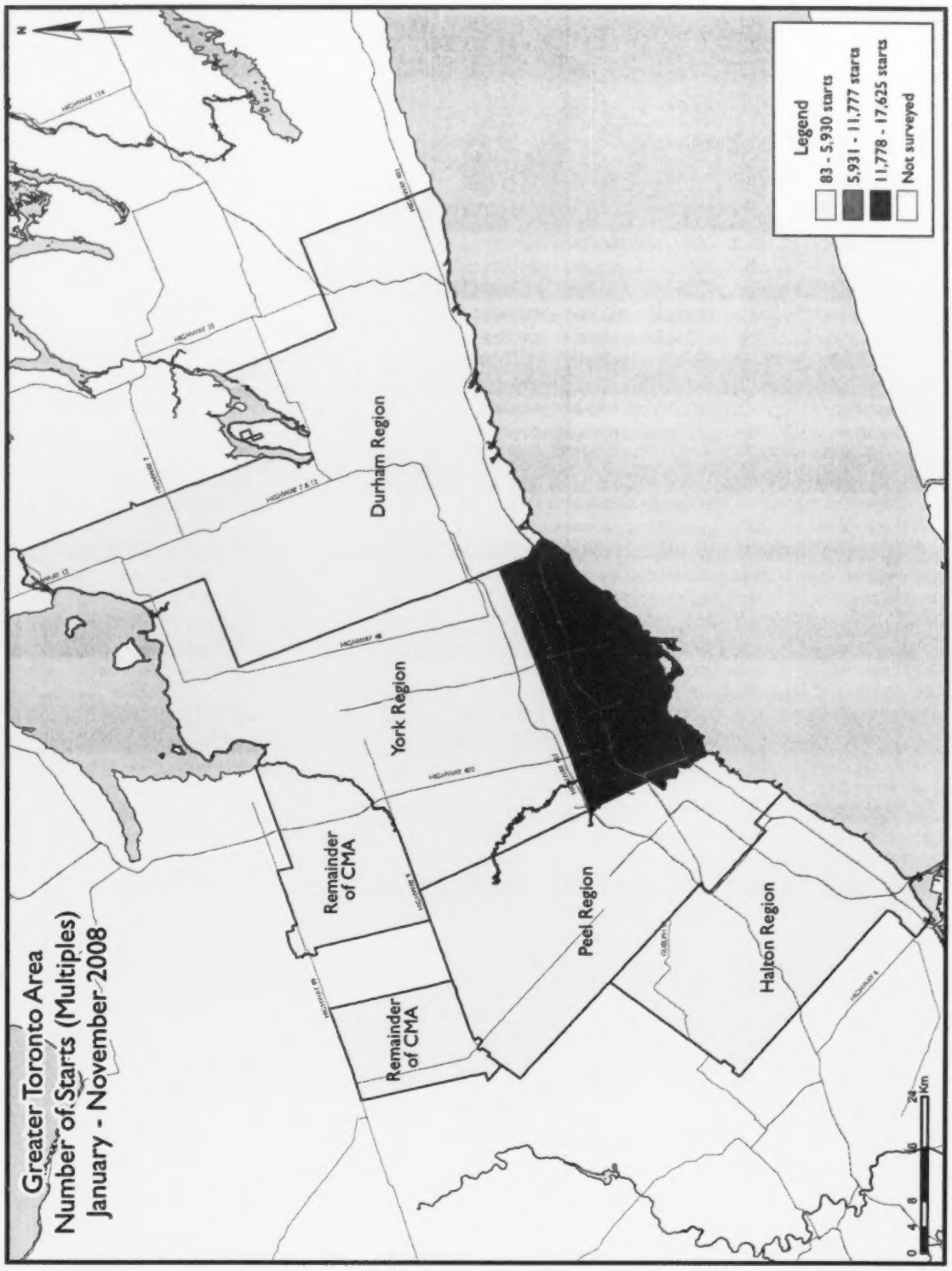

Greater Toronto Area
Number of Starts (Singles)
January - November 2008
Legend
547 - 1,865 starts
1,866 - 3,183 starts
3,184 - 4,501 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - November 2008
Legend
83 - 5,930 starts
5,931 - 11,777 starts
11,778 - 17,625 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 400
HIGHWAY 407
HIGHWAY 401
HIGHWAY 7 & 7A
HIGHWAY 12
HIGHWAY 48
HIGHWAY 35
HIGHWAY 115
HIGHWAY 124
HIGHWAY 6
QUEEN ELIZABETH WAY
0 4 8 16 24 Km
N

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2008	721	290	161	4	161	1,525	0	0	2,862
November 2007	1,800	348	280	1	148	1,238	0	36	3,851
% Change	-59.9	-16.7	-42.5	**	8.8	23.2	n/a	-100.0	-25.7
Year-to-date 2008	10,518	2,116	2,482	53	1,809	21,497	20	1,152	39,647
Year-to-date 2007	13,815	2,716	4,180	28	1,207	9,291	4	634	31,875
% Change	-23.9	-22.1	-40.6	89.3	49.9	131.4	**	81.7	24.4
UNDER CONSTRUCTION									
November 2008	7,739	1,828	2,450	57	1,465	36,079	18	1,560	51,196
November 2007	10,215	1,736	3,875	29	885	27,933	4	2,398	47,075
% Change	-24.2	5.3	-36.8	96.6	65.5	29.2	**	-34.9	8.8
COMPLETIONS									
November 2008	1,126	116	379	2	126	1,739	6	429	3,923
November 2007	1,366	264	313	1	167	628	0	278	3,017
% Change	-17.6	-56.1	21.1	100.0	-24.6	176.9	n/a	54.3	30.0
Year-to-date 2008	12,693	1,930	3,331	20	1,090	12,243	6	2,002	33,315
Year-to-date 2007	12,840	2,454	3,418	23	1,339	6,878	0	633	27,585
% Change	-1.1	-21.4	-2.5	-13.0	-18.6	78.0	n/a	**	20.8
COMPLETED & NOT ABSORBED									
November 2008	596	62	73	0	28	263	17	122	1,161
November 2007	381	67	96	0	26	214	14	182	980
% Change	56.4	-7.5	-24.0	n/a	7.7	22.9	21.4	-33.0	18.5
ABSORBED									
November 2008	1,091	111	376	2	120	1 719	2	240	3,661
November 2007	1,343	264	324	1	168	656	0	112	2,868
% Change	-18.8	-58.0	16.0	100.0	-28.6	162.0	n/a	114.3	27.6
Year-to-date 2008	12,504	1,927	3,440	20	1,087	12,175	3	1,392	32,548
Year-to-date 2007	12,826	2,443	3,467	23	1,351	7,216	8	540	27,874
% Change	-2.5	-21.1	-0.8	-13.0	-19.5	68.7	-62.5	157.8	16.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2008	58	0	0	0	0	0	0	0	58
November 2007	156	0	62	0	51	0	0	0	269
% Change	-62.8	n/a	-100.0	n/a	-100.0	n/a	n/a	n/a	-78.4
Year-to-date 2008	1,433	4	247	0	177	24	0	27	1,912
Year-to-date 2007	1,640	12	164	0	121	131	0	146	2,214
% Change	-12.6	-66.7	50.6	n/a	46.3	-81.7	n/a	-81.5	-13.6
UNDER CONSTRUCTION									
November 2008	1,074	2	245	0	170	155	0	3	1,649
November 2007	1,241	10	172	0	150	239	0	146	1,958
% Change	-13.5	-80.0	42.4	n/a	13.3	-35.1	n/a	-97.9	-15.8
COMPLETIONS									
November 2008	116	0	29	0	34	0	0	0	179
November 2007	164	0	5	0	6	215	0	0	390
% Change	-29.3	n/a	**	n/a	**	-100.0	n/a	n/a	-54.1
Year-to-date 2008	1,596	8	181	0	194	108	0	6	2,093
Year-to-date 2007	1,725	10	183	0	92	449	1	0	2,460
% Change	-7.5	-20.0	-1.1	n/a	110.9	-75.9	-100.0	n/a	-14.9
COMPLETED & NOT ABSORBED									
November 2008	38	0	27	0	40	143	0	0	248
November 2007	45	3	19	0	10	85	0	0	162
% Change	-15.6	-100.0	42.1	n/a	**	68.2	n/a	n/a	53.1
ABSORBED									
November 2008	118	0	23	0	24	0	0	0	165
November 2007	162	0	6	0	3	214	0	0	385
% Change	-27.2	n/a	**	n/a	**	-100.0	n/a	n/a	-57.1
Year-to-date 2008	1,596	11	170	0	171	50	0	6	2,004
Year-to-date 2007	1,723	9	179	0	82	366	1	0	2,360
% Change	-7.4	22.2	-5.0	n/a	108.5	-86.3	-100.0	n/a	-15.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2008	789	292	161	0	177	1,525	0	0	2,944
November 2007	1,971	338	342	1	199	1,238	0	36	4,125
% Change	-60.0	-13.6	-52.9	-100.0	-11.1	23.2	n/a	-100.0	-28.6
Year-to-date 2008	11,953	2,200	2,775	57	2,179	21,887	20	1,175	42,246
Year-to-date 2007	15,587	2,784	4,433	18	1,506	9,510	4	780	34,622
% Change	-23.3	-21.0	-37.4	**	44.7	130.1	**	50.6	22.0
UNDER CONSTRUCTION									
November 2008	8,957	1,878	2,752	55	1,808	36,699	18	1,563	53,730
November 2007	11,595	1,800	4,149	18	1,135	28,239	4	2,544	49,484
% Change	-22.8	4.3	-33.7	**	59.3	30.0	**	-38.6	8.6
COMPLETIONS									
November 2008	1,253	130	408	3	164	1,739	6	429	4,132
November 2007	1,530	268	350	0	183	843	0	386	3,560
% Change	-18.1	-51.5	16.6	n/a	-10.4	106.3	n/a	11.1	16.1
Year-to-date 2008	14,270	2,012	3,605	17	1,405	12,319	6	1,998	35,632
Year-to-date 2007	14,724	2,468	3,738	7	1,614	7,486	37	708	30,782
% Change	-3.1	-18.5	-3.6	142.9	-12.9	64.6	-83.8	182.2	15.8
COMPLETED & NOT ABSORBED									
November 2008	642	76	108	0	69	406	17	122	1,440
November 2007	432	70	116	0	48	323	15	222	1,226
% Change	48.6	8.6	-6.9	n/a	43.8	25.7	13.3	-45.0	17.5
ABSORBED									
November 2008	1,215	117	399	3	148	1 719	2	240	3,843
November 2007	1,498	268	364	0	179	870	0	184	3,363
% Change	-18.9	-56.3	9.6	n/a	-17.3	97.6	n/a	30.4	14.3
Year-to-date 2008	14,026	1,998	3,697	17	1,388	12,217	3	1,428	34,774
Year-to-date 2007	14,632	2,459	3,781	7	1,607	7,742	48	766	31,042
% Change	-4.1	-18.7	-2.2	142.9	-13.6	57.8	-93.8	86.4	12.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
November 2008	74	14	22	0	0	810	0	0	920
November 2007	150	2	62	0	0	1,238	0	11	1,463
York Region									
November 2008	311	24	94	0	103	576	0	0	1,108
November 2007	693	72	126	1	110	0	0	0	1,002
Peel Region									
November 2008	80	172	17	0	58	0	0	0	327
November 2007	624	206	5	0	6	0	0	25	866
Halton Region									
November 2008	211	50	0	0	16	139	0	0	416
November 2007	208	14	60	0	32	0	0	0	314
Durham Region									
November 2008	113	32	28	0	0	0	0	0	173
November 2007	296	44	89	0	51	0	0	0	480
Toronto CMA									
November 2008	721	290	161	4	161	1,525	0	0	2,862
November 2007	1,800	348	280	1	148	1,238	0	36	3,851
Oshawa CMA									
November 2008	58	0	0	0	0	0	0	0	58
November 2007	156	0	62	0	51	0	0	0	269
Greater Toronto Area									
November 2008	789	292	161	0	177	1,525	0	0	2,944
November 2007	1,971	338	342	1	199	1,238	0	36	4,125

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
November 2008	1,197	400	809	0	134	27,718	2	832	31,092
November 2007	1,237	230	1,361	0	131	21,263	0	1,685	25,907
York Region									
November 2008	2,910	530	799	2	239	3,566	0	78	8,124
November 2007	3,356	464	1,062	1	316	2,749	4	68	8,020
Peel Region									
November 2008	2,002	606	274	36	677	4,227	16	650	8,488
November 2007	3,609	798	570	2	121	3,356	0	645	9,101
Halton Region									
November 2008	1,303	204	361	6	582	984	0	0	3,440
November 2007	1,489	144	649	0	387	632	0	0	3,301
Durham Region									
November 2008	1,545	138	509	11	176	204	0	3	2,586
November 2007	1,904	164	507	15	180	239	0	146	3,155
Toronto CMA									
November 2008	7,739	1,828	2,450	57	1,465	36,079	18	1,560	51,196
November 2007	10,215	1,736	3,875	29	885	27,933	4	2,398	47,075
Oshawa CMA									
November 2008	1,074	2	245	0	170	155	0	3	1,649
November 2007	1,241	10	172	0	150	239	0	146	1,958
Greater Toronto Area									
November 2008	8,957	1,878	2,752	55	1,808	36,699	18	1,563	53,730
November 2007	11,595	1,800	4,149	18	1,135	28,239	4	2,544	49,484

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
November 2008	105	12	118	0	0	1,420	2	422	2,079
November 2007	171	0	40	0	0	365	0	278	854
York Region									
November 2008	448	44	74	0	33	21	0	7	627
November 2007	523	122	201	0	13	236	0	0	1,095
Peel Region									
November 2008	259	32	75	1	14	298	4	0	683
November 2007	339	122	37	0	81	12	0	0	591
Halton Region									
November 2008	259	38	50	2	60	0	0	0	409
November 2007	207	20	62	0	83	15	0	108	495
Durham Region									
November 2008	182	4	91	0	57	0	0	0	334
November 2007	290	4	10	0	6	215	0	0	525
Toronto CMA									
November 2008	1,126	116	379	2	126	1,739	6	429	3,923
November 2007	1,366	264	313	1	167	628	0	278	3,017
Oshawa CMA									
November 2008	116	0	29	0	34	0	0	0	179
November 2007	164	0	5	0	6	215	0	0	390
Greater Toronto Area									
November 2008	1,253	130	408	3	164	1,739	6	429	4,132
November 2007	1,530	268	350	0	183	843	0	386	3,560

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
November 2008	119	27	38	0	2	193	13	7	399
November 2007	128	11	20	0	0	168	14	182	523
York Region									
November 2008	8	1	16	0	11	70	0	0	106
November 2007	48	5	14	0	17	46	0	0	130
Peel Region									
November 2008	386	29	3	0	3	0	4	115	540
November 2007	141	28	9	0	5	0	0	0	183
Halton Region									
November 2008	76	19	10	0	6	0	0	0	111
November 2007	49	1	11	0	16	24	1	40	142
Durham Region									
November 2008	53	0	41	0	47	143	0	0	284
November 2007	66	25	62	0	10	85	0	0	248
Toronto CMA									
November 2008	596	62	73	0	28	263	17	122	1,161
November 2007	381	67	96	0	26	214	14	182	980
Oshawa CMA									
November 2008	38	0	27	0	40	143	0	0	248
November 2007	45	3	19	0	10	85	0	0	162
Greater Toronto Area									
November 2008	642	76	108	0	69	406	17	122	1,440
November 2007	432	70	116	0	48	323	15	222	1,226

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
November 2008	104	10	107	0	0	1,396	2	233	1,852
November 2007	181	1	45	0	0	373	0	112	712
York Region									
November 2008	462	48	69	0	33	25	0	7	644
November 2007	517	122	210	0	16	256	0	0	1,121
Peel Region									
November 2008	239	27	74	1	14	298	0	0	653
November 2007	312	121	37	0	78	12	0	0	560
Halton Region									
November 2008	247	28	50	2	61	0	0	0	388
November 2007	194	20	62	0	81	15	0	72	444
Durham Region									
November 2008	163	4	99	0	40	0	0	0	306
November 2007	294	4	10	0	4	214	0	0	526
Toronto CMA									
November 2008	1,091	111	376	2	120	1,719	2	240	3,661
November 2007	1,343	264	324	1	168	656	0	112	2,868
Oshawa CMA									
November 2008	118	0	23	0	24	0	0	0	165
November 2007	162	0	6	0	3	214	0	0	385
Greater Toronto Area									
November 2008	1,215	117	399	3	148	1,719	2	240	3,843
November 2007	1,498	268	364	0	179	870	0	184	3,363

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904
% Change	22.5	59.6	14.6	-45.8	-10.9	85.3	**	160.7	34.7
1998	12,672	3,084	3,172	24	2,328	4,463	17	150	25,910

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463
% Change	53.6	-25.0	-38.6	n/a	75.5	n/a	n/a	-100.0	40.0
1998	1,400	8	298	0	49	0	0	4	1,759

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523
% Change	23.8	56.1	1.8	-100.0	-9.5	90.9	**	153.9	33.5
1998	14,188	3,228	3,872	24	2,595	4,777	17	154	28,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	% Change
Toronto City	74	150	14	2	22	62	810	1,249	920	1,463	-37.1
Toronto	9	17	2	2	12	0	500	355	523	374	39.8
East York	0	3	2	0	0	0	0	0	2	3	-33.3
Etobicoke	17	16	2	0	0	0	0	0	19	16	18.8
North York	27	50	2	0	0	37	310	302	339	389	-12.9
Scarborough	17	59	2	0	10	25	0	592	29	676	-95.7
York	4	5	4	0	0	0	0	0	8	5	60.0
York Region	311	694	24	86	197	222	576	0	1,108	1,002	10.6
Aurora	30	48	0	0	0	0	0	0	30	48	-37.5
East Gwillimbury	3	5	10	0	0	6	0	0	13	11	18.2
Georgina Township	5	30	0	0	0	0	0	0	5	30	-83.3
King Township	3	5	0	0	0	0	0	0	3	5	-40.0
Markham	38	160	0	24	17	79	0	0	55	263	-79.1
Newmarket	41	49	0	0	13	0	0	0	54	49	10.2
Richmond Hill	35	61	0	14	26	32	106	0	167	107	56.1
Vaughan	125	278	12	38	60	101	470	0	667	417	60.0
Whitchurch-Stouffville	31	58	2	10	81	4	0	0	114	72	58.3
Peel Region	80	624	174	206	73	11	0	25	327	866	-62.2
Brampton	70	376	0	196	57	5	0	0	127	577	-78.0
Caledon	5	7	4	0	3	0	0	25	12	32	-62.5
Mississauga	5	241	170	10	13	6	0	0	188	257	-26.8
Halton Region	211	208	50	14	16	87	139	5	416	314	32.5
Burlington	16	45	2	0	16	0	0	0	34	45	-24.4
Halton Hills	1	10	0	0	0	0	0	0	1	10	-90.0
Milton	166	81	48	12	0	32	0	5	214	130	64.6
Oakville	28	72	0	2	0	55	139	0	167	129	29.5
Durham Region	113	296	32	44	28	140	0	0	173	480	-64.0
Ajax	40	105	32	44	0	0	0	0	72	149	-51.7
Brock	10	0	0	0	0	0	0	0	10	0	n/a
Clarington	21	28	0	0	0	16	0	0	21	44	-52.3
Oshawa	30	85	0	0	0	17	0	0	30	102	-70.6
Pickering	4	7	0	0	28	27	0	0	32	34	-5.9
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	28	0	0	0	0	0	0	1	28	-96.4
Whitby	7	43	0	0	0	80	0	0	7	123	-94.3
Remainder of Toronto CMA	20	30	0	10	0	0	0	0	20	40	-50.0
Bradford West Gwillimbury	7	18	0	0	0	0	0	0	7	18	-61.1
Town of Mono	1	5	0	0	0	0	0	0	1	5	-80.0
New Tecumseth	4	4	0	10	0	0	0	0	4	14	-71.4
Orangeville	8	3	0	0	0	0	0	0	8	3	166.7
Toronto CMA	725	1,801	292	362	320	409	1,525	1,279	2,862	3,851	-25.7
Oshawa CMA	58	156	0	0	0	113	0	0	58	269	-78.4
Greater Toronto Area (GTA)	789	1,972	294	352	336	522	1,525	1,279	2,944	4,125	-28.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Toronto City	902	1,138	340	266	695	794	16,590	6,457	18,527	8,655	114.1
Toronto	144	134	58	44	124	95	13,710	3,221	14,036	3,494	**
East York	47	47	2	4	20	0	198	0	267	51	**
Etobicoke	165	126	10	6	86	159	127	600	388	891	-56.5
North York	394	544	46	168	60	265	2,005	1,563	2,505	2,540	-1.4
Scarborough	127	264	214	38	359	254	550	840	1,250	1,396	-10.5
York	25	23	10	6	28	21	0	0	63	50	26.0
York Region	4,501	5,223	690	1,016	1,021	1,745	2,427	2,640	8,639	10,624	-18.7
Aurora	303	258	0	0	17	55	0	0	320	313	2.2
East Gwillimbury	35	36	64	4	48	118	0	0	147	158	-7.0
Georgina Township	116	145	0	0	0	0	0	0	116	145	-20.0
King Township	20	21	0	0	0	0	0	0	20	21	-4.8
Markham	1,488	925	354	200	246	356	890	2,139	2,978	3,620	-17.7
Newmarket	332	268	20	28	59	101	0	71	411	468	-12.2
Richmond Hill	255	618	14	40	55	251	679	205	1,003	1,114	-10.0
Vaughan	1,487	2,095	150	560	271	787	858	225	2,766	3,667	-24.6
Whitchurch-Stouffville	465	857	88	184	325	77	0	0	878	1,118	-21.5
Peel Region	1,911	4,586	592	1,076	1,190	862	3,188	942	6,881	7,466	-7.8
Brampton	1,272	3,787	380	792	355	490	1,475	0	3,482	5,069	-31.3
Caledon	67	46	12	14	3	0	72	25	154	85	81.2
Mississauga	572	753	200	270	832	372	1,641	917	3,245	2,312	40.4
Halton Region	2,698	2,207	480	270	1,285	1,517	769	301	5,232	4,295	21.8
Burlington	503	498	100	66	241	331	374	88	1,218	983	23.9
Halton Hills	80	192	0	2	0	121	0	0	80	315	-74.6
Milton	1,399	649	354	166	846	588	127	213	2,726	1,616	68.7
Oakville	716	868	26	36	198	477	268	0	1,208	1,381	-12.5
Durham Region	1,998	2,451	112	186	757	668	100	277	2,967	3,582	-17.2
Ajax	361	509	108	162	130	276	0	0	599	947	-36.7
Brock	23	12	0	0	0	0	0	0	23	12	91.7
Clarington	457	447	2	0	25	102	24	0	508	549	-7.5
Oshawa	482	666	2	4	149	40	27	6	660	716	-7.8
Pickering	66	106	0	10	193	57	0	0	259	173	49.7
Scugog	27	41	0	0	0	0	49	0	76	41	85.4
Uxbridge	88	143	0	2	10	50	0	0	98	195	-49.7
Whitby	494	527	0	8	250	143	0	271	744	949	-21.6
Remainder of Toronto CMA	547	429	16	24	6	50	61	0	630	503	25.2
Bradford West Gwillimbury	285	229	6	0	0	0	0	0	291	229	27.1
Town of Mono	35	58	0	0	0	0	0	0	35	58	-39.7
New Tecumseth	166	84	10	24	6	50	4	0	186	158	17.7
Orangeville	61	58	0	0	0	0	57	0	118	58	103.4
Toronto CMA	10,571	13,843	2,126	2,760	4,289	5,020	22,661	10,252	39,647	31,875	24.4
Oshawa CMA	1,433	1,640	4	12	424	285	51	277	1,912	2,214	-13.6
Greater Toronto Area (GTA)	12,010	15,605	2,214	2,814	4,948	5,586	23,074	10,617	42,246	34,622	22.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market November 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007
Toronto City	22	62	0	0	810	1,238	0	11
Toronto	12	0	0	0	500	344	0	11
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	37	0	0	310	302	0	0
Scarborough	10	25	0	0	0	592	0	0
York	0	0	0	0	0	0	0	0
York Region	197	222	0	0	576	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	17	79	0	0	0	0	0	0
Newmarket	13	0	0	0	0	0	0	0
Richmond Hill	26	32	0	0	106	0	0	0
Vaughan	60	101	0	0	470	0	0	0
Whitchurch-Stouffville	81	4	0	0	0	0	0	0
Peel Region	73	11	0	0	0	0	0	25
Brampton	57	5	0	0	0	0	0	0
Caledon	3	0	0	0	0	0	0	25
Mississauga	13	6	0	0	0	0	0	0
Halton Region	16	87	0	0	139	5	0	0
Burlington	16	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	32	0	0	0	5	0	0
Oakville	0	55	0	0	139	0	0	0
Durham Region	28	140	0	0	0	0	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	16	0	0	0	0	0	0
Oshawa	0	17	0	0	0	0	0	0
Pickering	28	27	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	80	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	320	409	0	0	1,525	1,243	0	36
Oshawa CMA	0	113	0	0	0	0	0	0
Greater Toronto Area (GTA)	336	522	0	0	1,525	1,243	0	36

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	695	794	0	0	15,914	5,920	676	537
Toronto	124	95	0	0	13,034	3,169	676	52
East York	20	0	0	0	198	0	0	0
Etobicoke	86	159	0	0	127	423	0	177
North York	60	265	0	0	2,005	1,488	0	75
Scarborough	359	254	0	0	550	840	0	0
York	28	21	0	0	0	0	0	0
York Region	1,021	1,741	0	4	2,377	2,571	50	69
Aurora	17	55	0	0	0	0	0	0
East Gwillimbury	48	118	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	246	356	0	0	840	2,124	50	15
Newmarket	59	101	0	0	0	21	0	50
Richmond Hill	55	247	0	4	679	201	0	4
Vaughan	271	787	0	0	858	225	0	0
Whitchurch-Stouffville	325	77	0	0	0	0	0	0
Peel Region	1,170	862	20	0	2,766	914	422	28
Brampton	335	490	20	0	1,053	0	422	0
Caledon	3	0	0	0	72	0	0	25
Mississauga	832	372	0	0	1,641	914	0	3
Halton Region	1,285	1,517	0	0	769	301	0	0
Burlington	241	331	0	0	374	88	0	0
Halton Hills	0	121	0	0	0	0	0	0
Milton	846	588	0	0	127	213	0	0
Oakville	198	477	0	0	268	0	0	0
Durham Region	757	668	0	0	73	131	27	146
Ajax	130	276	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	25	102	0	0	24	0	0	0
Oshawa	149	40	0	0	0	0	27	6
Pickering	193	57	0	0	0	0	0	0
Scugog	0	0	0	0	49	0	0	0
Uxbridge	10	50	0	0	0	0	0	0
Whitby	250	143	0	0	0	131	0	140
Remainder of Toronto CMA	6	50	0	0	57	0	4	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	50	0	0	0	0	4	0
Orangeville	0	0	0	0	57	0	0	0
Toronto CMA	4,269	5,016	20	4	21,509	9,618	1,152	634
Oshawa CMA	424	285	0	0	24	131	27	146
Greater Toronto Area (GTA)	4,928	5,582	20	4	21,899	9,837	1,175	780

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007
Toronto City	110	214	810	1,238	0	11	920	1,463
Toronto	23	19	500	344	0	11	523	374
East York	2	3	0	0	0	0	2	3
Etobicoke	19	16	0	0	0	0	19	16
North York	29	87	310	302	0	0	339	389
Scarborough	29	84	0	592	0	0	29	676
York	8	5	0	0	0	0	8	5
York Region	429	891	679	111	0	0	1,108	1,002
Aurora	30	48	0	0	0	0	30	48
East Gwillimbury	13	11	0	0	0	0	13	11
Georgina Township	5	30	0	0	0	0	5	30
King Township	3	5	0	0	0	0	3	5
Markham	38	263	17	0	0	0	55	263
Newmarket	54	49	0	0	0	0	54	49
Richmond Hill	35	81	132	26	0	0	167	107
Vaughan	137	336	530	81	0	0	667	417
Whitchurch-Stouffville	114	68	0	4	0	0	114	72
Peel Region	269	835	58	6	0	25	327	866
Brampton	84	577	43	0	0	0	127	577
Caledon	12	7	0	0	0	25	12	32
Mississauga	173	251	15	6	0	0	188	257
Halton Region	261	282	155	32	0	0	416	314
Burlington	18	45	16	0	0	0	34	45
Halton Hills	1	10	0	0	0	0	1	10
Milton	214	98	0	32	0	0	214	130
Oakville	28	129	139	0	0	0	167	129
Durham Region	173	429	0	51	0	0	173	480
Ajax	72	149	0	0	0	0	72	149
Brock	10	0	0	0	0	0	10	0
Clarington	21	28	0	16	0	0	21	44
Oshawa	30	85	0	17	0	0	30	102
Pickering	32	34	0	0	0	0	32	34
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	28	0	0	0	0	1	28
Whitby	7	105	0	18	0	0	7	123
Remainder of Toronto CMA	16	40	4	0	0	0	20	40
Bradford West Gwillimbury	7	18	0	0	0	0	7	18
Town of Mono	1	5	0	0	0	0	1	5
New Tecumseth	0	14	4	0	0	0	4	14
Orangeville	8	3	0	0	0	0	8	3
Toronto CMA	1,172	2,428	1,690	1,387	0	36	2,862	3,851
Oshawa CMA	58	218	0	51	0	0	58	269
Greater Toronto Area (GTA)	1,242	2,651	1,702	1,438	0	36	2,944	4,125

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - November 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	1,870	2,483	15,981	5,635	676	537	18,527	8,655
Toronto	297	573	13,063	2,869	676	52	14,036	3,494
East York	69	51	198	0	0	0	267	51
Etobicoke	261	291	127	423	0	177	388	891
North York	500	977	2,005	1,488	0	75	2,505	2,540
Scarborough	662	541	588	855	0	0	1,250	1,396
York	63	50	0	0	0	0	63	50
York Region	6,021	7,635	2,568	2,916	50	73	8,639	10,624
Aurora	319	313	1	0	0	0	320	313
East Gwillimbury	147	158	0	0	0	0	147	158
Georgina Township	116	145	0	0	0	0	116	145
King Township	20	21	0	0	0	0	20	21
Markham	2,060	1,429	868	2,176	50	15	2,978	3,620
Newmarket	411	350	0	68	0	50	411	468
Richmond Hill	298	879	705	227	0	8	1,003	1,114
Vaughan	1,779	3,256	987	411	0	0	2,766	3,667
Whitchurch-Stouffville	871	1,084	7	34	0	0	878	1,118
Peel Region	2,874	6,324	3,565	1,114	442	28	6,881	7,466
Brampton	1,759	5,046	1,281	23	442	0	3,482	5,069
Caledon	76	48	78	12	0	25	154	85
Mississauga	1,039	1,230	2,206	1,079	0	3	3,245	2,312
Halton Region	3,502	3,223	1,730	1,072	0	0	5,232	4,295
Burlington	637	703	581	280	0	0	1,218	983
Halton Hills	80	315	0	0	0	0	80	315
Milton	1,936	913	790	703	0	0	2,726	1,616
Oakville	849	1,292	359	89	0	0	1,208	1,381
Durham Region	2,661	3,139	279	297	27	146	2,967	3,582
Ajax	599	947	0	0	0	0	599	947
Brock	23	12	0	0	0	0	23	12
Clarington	484	505	24	44	0	0	508	549
Oshawa	583	670	50	40	27	6	660	716
Pickering	241	173	18	0	0	0	259	173
Scugog	27	41	49	0	0	0	76	41
Uxbridge	87	150	11	45	0	0	98	195
Whitby	617	641	127	168	0	140	744	949
Remainder of Toronto CMA	559	479	67	24	4	0	630	503
Bradford West Gwillimbury	291	229	0	0	0	0	291	229
Town of Mono	35	58	0	0	0	0	35	58
New Tecumseth	172	134	10	24	4	0	186	158
Orangeville	61	58	57	0	0	0	118	58
Toronto CMA	15,116	20,711	23,359	10,526	1,172	638	39,647	31,875
Oshawa CMA	1,684	1,816	201	252	27	146	1,912	2,214
Greater Toronto Area (GTA)	16,928	22,804	24,123	11,034	1,195	784	42,246	34,622

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	% Change
Toronto City	105	171	14	0	118	40	1,842	643	2,079	854	143.4
Toronto	23	8	2	0	4	7	356	12	385	27	**
East York	2	1	0	0	0	0	0	0	2	1	100.0
Etobicoke	13	25	4	0	37	28	614	278	668	331	101.8
North York	53	84	0	0	0	0	639	200	692	284	143.7
Scarborough	12	53	8	0	77	5	233	0	330	58	**
York	2	0	0	0	0	0	0	153	2	153	-98.7
York Region	448	523	44	126	107	210	28	236	627	1,095	-42.7
Aurora	23	31	0	0	0	63	0	0	23	94	-75.5
East Gwillimbury	0	4	0	0	0	25	0	0	0	29	-100.0
Georgina Township	7	8	0	0	0	0	0	0	7	8	-12.5
King Township	1	0	0	0	0	0	0	0	1	0	n/a
Markham	143	134	20	0	33	20	7	15	203	169	20.1
Newmarket	19	54	0	6	11	0	21	0	51	60	-15.0
Richmond Hill	29	74	4	12	0	46	0	221	33	353	-90.7
Vaughan	185	127	16	106	63	56	0	0	264	289	-8.7
Whitchurch-Stouffville	41	91	4	2	0	0	0	0	45	93	-51.6
Peel Region	260	339	32	122	93	118	298	12	683	591	15.6
Brampton	161	304	30	48	32	30	0	0	223	382	-41.6
Caledon	8	2	2	2	0	0	0	0	10	4	150.0
Mississauga	91	33	0	72	61	88	298	12	450	205	119.5
Halton Region	261	207	38	20	110	145	0	123	409	495	-17.4
Burlington	36	41	18	4	4	49	0	108	58	202	-71.3
Halton Hills	22	31	0	0	6	6	0	0	28	37	-24.3
Milton	116	25	18	8	90	69	0	0	224	102	119.6
Oakville	87	110	2	8	10	21	0	15	99	154	-35.7
Durham Region	182	290	4	4	148	16	0	215	334	525	-36.4
Ajax	39	107	4	4	44	5	0	0	87	116	-25.0
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	35	41	0	0	21	0	0	0	56	41	36.6
Oshawa	39	65	0	0	12	6	0	0	51	71	-28.2
Pickering	7	10	0	0	36	0	0	0	43	10	**
Scugog	9	0	0	0	0	0	0	0	9	0	n/a
Uxbridge	11	9	0	0	5	0	0	0	16	9	77.8
Whitby	42	58	0	0	30	5	0	215	72	278	-74.1
Remainder of Toronto CMA	33	42	4	4	0	3	0	0	37	49	-24.5
Bradford West Gwillimbury	13	25	0	0	0	0	0	0	13	25	-48.0
Town of Mono	3	4	0	0	0	0	0	0	3	4	-25.0
New Tecumseth	9	6	4	4	0	0	0	0	13	10	30.0
Orangeville	8	7	0	0	0	3	0	0	8	10	-20.0
Toronto CMA	1,128	1,367	118	272	509	472	2,168	906	3,923	3,017	30.0
Oshawa CMA	116	164	0	0	63	11	0	215	179	390	-54.1
Greater Toronto Area (GTA)	1,256	1,530	132	272	576	529	2,168	1,229	4,132	3,560	16.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Toronto City	919	972	146	104	892	402	10,189	4,767	12,146	6,245	94.5
Toronto	167	118	74	12	192	137	5,832	3,011	6,265	3,278	91.1
East York	49	24	2	2	12	0	21	66	84	92	-8.7
Etobicoke	102	119	12	62	45	73	2,165	470	2,324	724	**
North York	393	424	2	10	131	31	1,446	784	1,972	1,249	57.9
Scarborough	189	258	48	4	472	161	461	247	1,170	670	74.6
York	19	29	8	14	40	0	264	189	331	232	42.7
York Region	4,803	4,981	604	1,092	1,207	1,660	1,579	1,917	8,193	9,650	-15.1
Aurora	316	122	0	0	46	189	0	0	362	311	16.4
East Gwillimbury	16	69	0	0	44	76	0	0	60	145	-58.6
Georgina Township	174	107	0	0	0	0	0	0	174	107	62.6
King Township	15	16	0	0	0	0	0	0	15	16	-6.3
Markham	1,337	857	188	262	322	484	880	724	2,727	2,327	17.2
Newmarket	268	152	22	82	118	39	21	0	429	273	57.1
Richmond Hill	489	724	26	90	148	311	205	408	868	1,533	-43.4
Vaughan	1,573	2,139	282	456	445	561	473	785	2,773	3,941	-29.6
Whitchurch-Stouffville	615	795	86	202	84	0	0	0	785	997	-21.3
Peel Region	3,344	3,636	768	984	814	1,105	1,999	686	6,925	6,411	8.0
Brampton	2,391	2,919	542	720	432	396	616	0	3,981	4,035	-1.3
Caledon	58	69	14	24	10	13	0	0	82	106	-22.6
Mississauga	895	648	212	240	372	696	1,383	686	2,862	2,270	26.1
Halton Region	2,808	2,084	404	256	1,312	1,326	436	375	4,960	4,041	22.7
Burlington	486	351	88	22	227	410	0	312	801	1,095	-26.8
Halton Hills	151	175	2	0	110	88	0	0	263	263	0.0
Milton	1,266	820	282	192	651	377	160	48	2,359	1,437	64.2
Oakville	905	738	32	42	324	451	276	15	1,537	1,246	23.4
Durham Region	2,413	3,059	128	128	753	797	114	451	3,408	4,435	-23.2
Ajax	519	994	120	100	270	483	0	0	909	1,577	-42.4
Brock	6	18	0	0	0	0	0	0	6	18	-66.7
Clarington	413	493	2	2	103	65	108	234	626	794	-21.2
Oshawa	664	726	2	0	40	98	6	0	712	824	-13.6
Pickering	91	89	0	16	53	31	0	2	144	138	4.3
Scugog	44	62	0	0	0	0	0	0	44	62	-29.0
Uxbridge	157	170	0	2	55	8	0	0	212	180	17.8
Whitby	519	507	4	8	232	112	0	215	755	842	-10.3
Remainder of Toronto CMA	558	288	14	12	13	60	42	78	627	438	43.2
Bradford West Gwillimbury	213	106	0	0	0	0	0	45	213	151	41.1
Town of Mono	59	25	0	0	0	0	0	0	59	25	136.0
New Tecumseth	215	106	14	12	13	50	42	33	284	201	41.3
Orangeville	71	51	0	0	0	10	0	0	71	61	16.4
Toronto CMA	12,713	12,863	1,968	2,544	4,389	4,665	14,245	7,513	33,315	27,585	20.8
Oshawa CMA	1,596	1,726	8	10	375	275	114	449	2,093	2,460	-14.9
Greater Toronto Area (GTA)	14,287	14,732	2,050	2,564	4,978	5,290	14,317	8,196	35,632	30,782	15.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market November 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007
Toronto City	118	40	0	0	1,420	365	422	278
Toronto	4	7	0	0	215	12	141	0
East York	0	0	0	0	0	0	0	0
Etobicoke	37	28	0	0	614	0	0	278
North York	0	0	0	0	591	200	48	0
Scarborough	77	5	0	0	0	0	233	0
York	0	0	0	0	0	153	0	0
York Region	107	210	0	0	21	236	7	0
Aurora	0	63	0	0	0	0	0	0
East Gwillimbury	0	25	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	33	20	0	0	0	15	7	0
Newmarket	11	0	0	0	21	0	0	0
Richmond Hill	0	46	0	0	0	221	0	0
Vaughan	63	56	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	89	118	4	0	298	12	0	0
Brampton	28	30	4	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	61	88	0	0	298	12	0	0
Halton Region	110	145	0	0	0	15	0	108
Burlington	4	49	0	0	0	0	0	108
Halton Hills	6	6	0	0	0	0	0	0
Milton	90	69	0	0	0	0	0	0
Oakville	10	21	0	0	0	15	0	0
Durham Region	148	16	0	0	0	215	0	0
Ajax	44	5	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	21	0	0	0	0	0	0	0
Oshawa	12	6	0	0	0	0	0	0
Pickering	36	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	5	0	0	0	0	0	0	0
Whitby	30	5	0	0	0	215	0	0
Remainder of Toronto CMA	0	3	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	505	472	4	0	1,739	628	429	278
Oshawa CMA	63	11	0	0	0	215	0	0
Greater Toronto Area (GTA)	572	529	4	0	1,739	843	429	386

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	892	402	0	0	8,872	4,263	1,317	504
Toronto	192	137	0	0	5,469	2,810	363	201
East York	12	0	0	0	0	45	21	21
Etobicoke	45	73	0	0	1,988	192	177	278
North York	131	31	0	0	1,187	780	259	4
Scarborough	472	161	0	0	228	247	233	0
York	40	0	0	0	0	189	264	0
York Region	1,207	1,660	0	0	1,520	1,856	59	61
Aurora	46	189	0	0	0	0	0	0
East Gwillimbury	44	76	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	322	484	0	0	825	723	55	1
Newmarket	118	39	0	0	21	0	0	0
Richmond Hill	148	311	0	0	201	408	4	0
Vaughan	445	561	0	0	473	725	0	60
Whitchurch-Stouffville	84	0	0	0	0	0	0	0
Peel Region	810	1,105	4	0	1,383	651	616	35
Brampton	428	396	4	0	0	0	616	0
Caledon	10	13	0	0	0	0	0	0
Mississauga	372	696	0	0	1,383	651	0	35
Halton Region	1,312	1,302	0	24	436	267	0	108
Burlington	227	386	0	24	0	204	0	108
Halton Hills	110	88	0	0	0	0	0	0
Milton	651	377	0	0	160	48	0	0
Oakville	324	451	0	0	276	15	0	0
Durham Region	753	797	0	0	108	451	6	0
Ajax	270	483	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	103	65	0	0	108	234	0	0
Oshawa	40	98	0	0	0	0	6	0
Pickering	53	31	0	0	0	2	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	55	8	0	0	0	0	0	0
Whitby	232	112	0	0	0	215	0	0
Remainder of Toronto CMA	13	60	0	0	32	45	10	33
Bradford West Gwillimbury	0	0	0	0	0	45	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	13	50	0	0	32	0	10	33
Orangeville	0	10	0	0	0	0	0	0
Toronto CMA	4,385	4,665	4	0	12,243	8,880	2,002	633
Oshawa CMA	375	275	0	0	108	449	6	0
Greater Toronto Area (GTA)	4,974	5,266	4	24	12,319	7,488	1,998	708

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007
Toronto City	235	211	1,420	365	424	278	2,079	854
Toronto	29	15	215	12	141	0	385	27
East York	2	1	0	0	0	0	2	1
Etobicoke	52	53	614	0	2	278	668	331
North York	53	84	591	200	48	0	692	284
Scarborough	97	58	0	0	233	0	330	58
York	2	0	0	153	0	0	2	153
York Region	566	846	54	249	7	0	627	1,095
Aurora	23	94	0	0	0	0	23	94
East Gwillimbury	0	29	0	0	0	0	0	29
Georgina Township	7	8	0	0	0	0	7	8
King Township	1	0	0	0	0	0	1	0
Markham	196	154	0	15	7	0	203	169
Newmarket	19	56	32	4	0	0	51	60
Richmond Hill	33	128	0	225	0	0	33	353
Vaughan	242	284	22	5	0	0	264	289
Whitchurch-Stouffville	45	93	0	0	0	0	45	93
Peel Region	366	498	313	93	4	0	683	591
Brampton	205	382	14	0	4	0	223	382
Caledon	9	4	1	0	0	0	10	4
Mississauga	152	112	298	93	0	0	450	205
Halton Region	347	289	62	98	0	108	409	495
Burlington	52	80	6	14	0	108	58	202
Halton Hills	28	37	0	0	0	0	28	37
Milton	168	33	56	69	0	0	224	102
Oakville	99	139	0	15	0	0	99	154
Durham Region	277	304	57	221	0	0	334	525
Ajax	87	116	0	0	0	0	87	116
Brock	0	0	0	0	0	0	0	0
Clarington	46	41	10	0	0	0	56	41
Oshawa	51	65	0	6	0	0	51	71
Pickering	25	10	18	0	0	0	43	10
Scugog	9	0	0	0	0	0	9	0
Uxbridge	11	9	5	0	0	0	16	9
Whitby	48	63	24	215	0	0	72	278
Remainder of Toronto CMA	36	44	1	5	0	0	37	49
Bradford West Gwillimbury	13	25	0	0	0	0	13	25
Town of Mono	3	4	0	0	0	0	3	4
New Tecumseth	12	5	1	5	0	0	13	10
Orangeville	8	10	0	0	0	0	8	10
Toronto CMA	1,621	1,943	1,867	796	435	278	3,923	3,017
Oshawa CMA	145	169	34	221	0	0	179	390
Greater Toronto Area (GTA)	1,791	2,148	1,906	1,026	435	386	4,132	3,560

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - November 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	1,913	1,287	8,914	4,454	1,319	504	12,146	6,245
Toronto	413	148	5,489	2,929	363	201	6,265	3,278
East York	63	26	0	45	21	21	84	92
Etobicoke	157	254	1,988	192	179	278	2,324	724
North York	504	443	1,209	802	259	4	1,972	1,249
Scarborough	709	373	228	297	233	0	1,170	670
York	67	43	0	189	264	0	331	232
York Region	6,356	7,457	1,778	2,132	59	61	8,193	9,650
Aurora	362	307	0	4	0	0	362	311
East Gwillimbury	60	145	0	0	0	0	60	145
Georgina Township	174	107	0	0	0	0	174	107
King Township	15	16	0	0	0	0	15	16
Markham	1,805	1,491	867	835	55	1	2,727	2,327
Newmarket	375	215	54	58	0	0	429	273
Richmond Hill	637	1,112	227	421	4	0	868	1,533
Vaughan	2,184	3,067	589	814	0	60	2,773	3,941
Whitchurch-Stouffville	744	997	41	0	0	0	785	997
Peel Region	4,721	5,278	1,584	1,098	620	35	6,925	6,411
Brampton	3,270	3,994	91	41	620	0	3,981	4,035
Caledon	59	89	23	17	0	0	82	106
Mississauga	1,392	1,195	1,470	1,040	0	35	2,862	2,270
Halton Region	3,844	3,074	1,116	823	0	144	4,960	4,041
Burlington	668	552	133	399	0	144	801	1,095
Halton Hills	263	263	0	0	0	0	263	263
Milton	1,673	1,137	686	300	0	0	2,359	1,437
Oakville	1,240	1,122	297	124	0	0	1,537	1,246
Durham Region	3,053	3,834	349	600	6	1	3,408	4,435
Ajax	909	1,549	0	28	0	0	909	1,577
Brock	6	18	0	0	0	0	6	18
Clarington	464	520	162	273	0	1	626	794
Oshawa	684	771	22	53	6	0	712	824
Pickering	126	107	18	31	0	0	144	138
Scugog	44	62	0	0	0	0	44	62
Uxbridge	183	180	29	0	0	0	212	180
Whitby	637	627	118	215	0	0	755	842
Remainder of Toronto CMA	570	332	47	73	10	33	627	438
Bradford West Gwillimbury	213	106	0	45	0	0	213	151
Town of Mono	59	25	0	0	0	0	59	25
New Tecumseth	227	140	47	28	10	33	284	201
Orangeville	71	61	0	0	0	0	71	61
Toronto CMA	17,954	18,712	13,353	8,240	2,008	633	33,315	27,585
Oshawa CMA	1,785	1,918	302	541	6	1	2,093	2,460
Greater Toronto Area (GTA)	19,887	20,930	13,741	9,107	2,004	745	35,632	30,782

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
November 2008	0	0.0	2	1.9	2	1.9	0	0.0	100	96.2	104	950,000	1,064,894
November 2007	0	0.0	2	1.1	35	19.3	19	10.5	125	69.1	181	789,900	820,630
Year-to-date 2008	4	0.4	11	1.2	109	11.5	70	7.4	751	79.5	945	886,899	944,772
Year-to-date 2007	1	0.1	55	5.7	87	8.9	101	10.4	729	74.9	973	870,000	930,360
Toronto													
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	997,000	1,403,550
November 2007	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	1,299,000	1,423,300
Year-to-date 2008	0	0.0	0	0.0	1	0.6	13	7.6	157	91.8	171	900,000	1,146,684
Year-to-date 2007	0	0.0	0	0.0	1	0.8	3	2.5	117	96.7	121	1,099,000	1,163,518
East York													
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	12	26.1	34	73.9	46	650,000	796,672
Year-to-date 2007	0	0.0	2	5.9	1	2.9	4	11.8	27	79.4	34	950,000	1,015,750
Etobicoke													
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	930,000	1,001,266
November 2007	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	800,000	991,316
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	2.0	99	98.0	101	900,000	947,740
Year-to-date 2007	0	0.0	3	2.3	1	0.8	23	17.6	104	79.4	131	800,000	884,495
North York													
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	54	100.0	54	984,500	1,104,017
November 2007	0	0.0	0	0.0	1	1.1	0	0.0	89	98.9	90	799,000	948,984
Year-to-date 2008	3	0.7	1	0.2	0	0.0	15	3.6	401	95.5	420	959,000	1,111,555
Year-to-date 2007	0	0.0	0	0.0	3	0.7	0	0.0	406	99.3	409	1,099,000	1,186,153
Scarborough													
November 2008	0	0.0	2	16.7	2	16.7	0	0.0	8	66.7	12	514,535	483,171
November 2007	0	0.0	2	3.7	34	63.0	18	33.3	0	0.0	54	375,900	403,974
Year-to-date 2008	1	0.5	10	5.4	108	58.4	27	14.6	39	21.1	185	379,990	435,254
Year-to-date 2007	1	0.4	50	19.6	81	31.8	68	26.7	55	21.6	255	395,900	441,141
York													
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	4.5	21	95.5	22	785,000	771,955
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	13.0	20	87.0	23	600,000	714,043

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
November 2008	0	0.0	5	1.1	23	5.0	159	34.4	275	59.5	462	530,990	566,627
November 2007	4	0.8	21	4.1	69	13.3	260	50.3	163	31.5	517	459,900	486,274
Year-to-date 2008	30	0.6	206	4.3	450	9.3	1,915	39.7	2,224	46.1	4,825	490,000	518,803
Year-to-date 2007	88	1.8	151	3.0	580	11.7	2,139	43.1	2,003	40.4	4,961	482,900	509,125
Aurora													
November 2008	0	0.0	0	0.0	1	4.5	7	31.8	14	63.6	22	527,945	523,590
November 2007	0	0.0	0	0.0	0	0.0	11	36.7	19	63.3	30	515,445	514,434
Year-to-date 2008	0	0.0	0	0.0	8	2.5	144	45.6	164	51.9	316	508,990	520,687
Year-to-date 2007	0	0.0	2	1.7	6	5.0	41	33.9	72	59.5	121	515,990	574,191
East Gwillimbury													
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2008	2	12.5	4	25.0	1	6.3	3	18.8	6	37.5	16	440,400	532,493
Year-to-date 2007	20	29.0	18	26.1	2	2.9	4	5.8	25	36.2	69	343,990	475,722
Georgina Township													
November 2008	0	0.0	1	14.3	0	0.0	2	28.6	4	57.1	7	--	--
November 2007	4	50.0	0	0.0	0	0.0	1	12.5	3	37.5	8	--	--
Year-to-date 2008	23	13.1	65	37.1	46	26.3	13	7.4	28	16.0	175	349,990	422,250
Year-to-date 2007	59	55.1	19	17.8	5	4.7	7	6.5	17	15.9	107	295,900	376,025
King Township													
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	820,000	938,889
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	770,000	845,250
Markham													
November 2008	0	0.0	0	0.0	4	2.8	55	38.5	84	58.7	143	529,990	566,426
November 2007	0	0.0	12	9.0	36	26.9	66	49.3	20	14.9	134	411,490	431,594
Year-to-date 2008	0	0.0	107	8.0	169	12.6	572	42.8	489	36.6	1,337	470,990	484,746
Year-to-date 2007	2	0.2	70	8.2	155	18.1	393	45.9	237	27.7	857	445,900	459,903
Newmarket													
November 2008	0	0.0	2	10.5	1	5.3	12	63.2	4	21.1	19	470,000	452,882
November 2007	0	0.0	9	17.0	23	43.4	11	20.8	10	18.9	53	364,990	435,243
Year-to-date 2008	0	0.0	16	5.9	107	39.5	95	35.1	53	19.6	271	414,990	429,610
Year-to-date 2007	2	1.4	19	13.0	41	28.1	30	20.5	54	37.0	146	469,990	468,907
Richmond Hill													
November 2008	0	0.0	0	0.0	0	0.0	15	46.9	17	53.1	32	504,490	548,846
November 2007	0	0.0	0	0.0	2	2.7	38	52.1	33	45.2	73	489,900	525,953
Year-to-date 2008	0	0.0	0	0.0	6	1.2	239	48.5	248	50.3	493	500,990	566,889
Year-to-date 2007	1	0.1	1	0.1	28	3.9	311	43.0	382	52.8	723	505,000	538,234
Vaughan													
November 2008	0	0.0	0	0.0	4	2.0	45	22.8	148	75.1	197	571,900	611,787
November 2007	0	0.0	0	0.0	7	5.6	47	37.9	70	56.5	124	518,990	563,522
Year-to-date 2008	3	0.2	0	0.0	18	1.1	424	26.8	1,139	71.9	1,584	543,945	581,931
Year-to-date 2007	2	0.1	1	0.0	207	9.8	792	37.3	1,119	52.8	2,121	505,990	546,440
Whitchurch-Stouffville													
November 2008	0	0.0	2	4.9	13	31.7	23	56.1	3	7.3	41	403,000	420,621
November 2007	0	0.0	0	0.0	1	1.1	86	94.5	4	4.4	91	431,425	441,472
Year-to-date 2008	2	0.3	14	2.3	95	15.4	425	69.1	79	12.8	615	418,675	444,857
Year-to-date 2007	2	0.2	21	2.6	136	17.0	561	70.0	81	10.1	801	424,960	448,150

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
November 2008	1	0.4	14	5.8	44	18.3	88	36.7	93	38.8	240	467,445	494,190
November 2007	1	0.3	71	22.8	98	31.4	88	28.2	54	17.3	312	397,945	424,094
Year-to-date 2008	32	1.0	269	8.6	719	23.0	1,107	35.4	1,002	32.0	3,129	449,900	478,757
Year-to-date 2007	73	2.0	721	19.8	1,050	28.8	1,107	30.4	691	19.0	3,642	399,900	434,596
Brampton													
November 2008	1	0.7	14	10.1	44	31.7	59	42.4	21	15.1	139	408,900	425,723
November 2007	1	0.4	71	25.7	98	35.5	77	27.9	29	10.5	276	387,945	405,699
Year-to-date 2008	31	1.4	269	12.4	715	32.9	711	32.8	444	20.5	2,170	405,990	434,185
Year-to-date 2007	70	2.4	719	24.6	1,043	35.7	801	27.4	288	9.9	2,921	381,900	398,642
Caledon													
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
November 2007	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	4	7.3	51	92.7	55	700,000	865,775
Year-to-date 2007	3	4.4	2	2.9	2	2.9	10	14.7	51	75.0	68	650,000	770,306
Mississauga													
November 2008	0	0.0	0	0.0	0	0.0	29	30.9	65	69.1	94	540,900	583,577
November 2007	0	0.0	0	0.0	0	0.0	10	29.4	24	70.6	34	529,400	563,067
Year-to-date 2008	1	0.1	0	0.0	4	0.4	392	43.4	507	56.1	904	510,900	562,203
Year-to-date 2007	0	0.0	0	0.0	5	0.8	296	45.3	352	53.9	653	509,900	560,462
Halton Region													
November 2008	0	0.0	1	0.4	49	19.7	93	37.3	106	42.6	249	450,900	520,883
November 2007	0	0.0	1	0.5	48	24.7	43	22.2	102	52.6	194	519,500	560,943
Year-to-date 2008	1	0.0	68	2.4	712	25.6	957	34.4	1,045	37.5	2,783	449,900	532,033
Year-to-date 2007	37	1.8	240	11.5	595	28.5	513	24.5	706	33.8	2,091	419,900	524,379
Burlington													
November 2008	0	0.0	0	0.0	8	20.0	24	60.0	8	20.0	40	424,990	447,927
November 2007	0	0.0	0	0.0	14	41.2	16	47.1	4	11.8	34	400,000	490,735
Year-to-date 2008	0	0.0	23	4.8	191	39.7	197	41.0	70	14.6	481	408,990	462,016
Year-to-date 2007	22	6.3	98	28.0	121	34.6	63	18.0	46	13.1	350	375,000	439,195
Halton Hills													
November 2008	0	0.0	0	0.0	3	13.6	12	54.5	7	31.8	22	415,900	515,790
November 2007	0	0.0	1	3.2	16	51.6	11	35.5	3	9.7	31	399,900	436,203
Year-to-date 2008	0	0.0	4	2.6	37	24.2	66	43.1	46	30.1	153	415,900	497,263
Year-to-date 2007	1	0.6	5	2.9	59	33.9	92	52.9	17	9.8	174	410,900	445,404
Milton													
November 2008	0	0.0	1	0.9	38	35.5	56	52.3	12	11.2	107	410,900	433,190
November 2007	0	0.0	0	0.0	18	72.0	4	16.0	3	12.0	25	380,900	453,792
Year-to-date 2008	1	0.1	41	3.3	479	38.1	575	45.7	161	12.8	1,257	410,900	441,785
Year-to-date 2007	12	1.4	134	16.1	411	49.3	265	31.8	12	1.4	834	389,900	395,053
Oakville													
November 2008	0	0.0	0	0.0	0	0.0	1	1.3	79	98.8	80	623,500	676,052
November 2007	0	0.0	0	0.0	0	0.0	12	11.5	92	88.5	104	588,490	646,835
Year-to-date 2008	0	0.0	0	0.0	5	0.6	119	13.3	768	86.1	892	600,000	702,931
Year-to-date 2007	2	0.3	3	0.4	4	0.5	93	12.7	631	86.1	733	595,990	730,945

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
November 2008	46	28.2	26	16.0	35	21.5	34	20.9	22	13.5	163	364,990	384,393
November 2007	90	30.6	42	14.3	25	8.5	76	25.9	61	20.7	294	390,445	400,357
Year-to-date 2008	598	25.3	452	19.1	364	15.4	461	19.5	486	20.6	2,361	366,990	399,895
Year-to-date 2007	953	32.1	590	19.8	421	14.2	669	22.5	340	11.4	2,973	346,600	369,795
Ajax													
November 2008	2	7.4	0	0.0	6	22.2	8	29.6	11	40.7	27	423,300	481,843
November 2007	6	5.3	5	4.4	8	7.1	53	46.9	41	36.3	113	488,800	471,977
Year-to-date 2008	8	1.6	19	3.7	58	11.3	164	32.0	263	51.4	512	501,100	506,045
Year-to-date 2007	83	8.3	99	9.9	142	14.3	428	43.0	244	24.5	996	438,800	440,849
Brock													
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
November 2008	18	48.6	5	13.5	7	18.9	6	16.2	1	2.7	37	316,990	324,615
November 2007	20	45.5	11	25.0	2	4.5	6	13.6	5	11.4	44	305,945	357,320
Year-to-date 2008	176	42.5	92	22.2	67	16.2	48	11.6	31	7.5	414	319,990	339,550
Year-to-date 2007	246	50.4	134	27.5	43	8.8	49	10.0	16	3.3	488	299,990	316,036
Oshawa													
November 2008	16	41.0	8	20.5	7	17.9	8	20.5	0	0.0	39	336,990	333,787
November 2007	38	61.3	13	21.0	7	11.3	3	4.8	1	1.6	62	284,990	302,346
Year-to-date 2008	241	36.3	180	27.1	116	17.5	119	17.9	7	1.1	663	329,990	336,707
Year-to-date 2007	369	51.0	197	27.2	112	15.5	38	5.2	8	1.1	724	299,990	309,811
Pickering													
November 2008	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
November 2007	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	605,500	603,050
Year-to-date 2008	0	0.0	0	0.0	1	1.1	7	7.4	86	91.5	94	619,900	619,644
Year-to-date 2007	0	0.0	12	14.1	19	22.4	20	23.5	34	40.0	85	491,100	490,952
Scugog													
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
November 2008	1	9.1	1	9.1	2	18.2	4	36.4	3	27.3	11	467,700	489,020
November 2007	3	33.3	2	22.2	0	0.0	4	44.4	0	0.0	9	--	--
Year-to-date 2008	24	15.1	18	11.3	14	8.8	41	25.8	62	39.0	159	469,900	470,575
Year-to-date 2007	66	39.3	21	12.5	16	9.5	48	28.6	17	10.1	168	340,500	373,520
Whitby													
November 2008	9	21.4	12	28.6	13	31.0	7	16.7	1	2.4	42	349,990	351,988
November 2007	23	41.1	11	19.6	8	14.3	9	16.1	5	8.9	56	338,990	368,244
Year-to-date 2008	149	28.7	143	27.6	108	20.8	82	15.8	37	7.1	519	339,900	362,578
Year-to-date 2007	189	36.9	127	24.8	89	17.4	86	16.8	21	4.1	512	337,990	346,194

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
November 2008	5	15.2	8	24.2	6	18.2	7	21.2	7	21.2	33	367,990	414,547
November 2007	10	23.8	13	31.0	13	31.0	1	2.4	5	11.9	42	348,445	370,978
Year-to-date 2008	188	33.7	117	21.0	96	17.2	52	9.3	105	18.8	558	343,495	380,603
Year-to-date 2007	130	45.9	87	30.7	25	8.8	12	4.2	29	10.2	283	309,900	371,021
Bradford West Gwillimbury													
November 2008	0	0.0	6	46.2	4	30.8	3	23.1	0	0.0	13	359,990	367,131
November 2007	1	4.0	12	48.0	12	48.0	0	0.0	0	0.0	25	349,990	345,223
Year-to-date 2008	15	7.0	72	33.8	85	39.9	34	16.0	7	3.3	213	350,000	371,864
Year-to-date 2007	31	29.2	39	36.8	18	17.0	8	7.5	10	9.4	106	329,990	378,676
Town of Mono													
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
November 2007	1	25.0	0	0.0	0	0.0	0	0.0	3	75.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	3.3	59	96.7	61	569,900	599,425
Year-to-date 2007	1	5.3	0	0.0	1	5.3	2	10.5	15	78.9	19	549,900	918,358
New Tecumseth													
November 2008	5	55.6	0	0.0	0	0.0	4	44.4	0	0.0	9	--	--
November 2007	3	50.0	0	0.0	0	0.0	1	16.7	2	33.3	6	--	--
Year-to-date 2008	165	77.8	29	13.7	3	1.4	7	3.3	8	3.8	212	284,700	306,652
Year-to-date 2007	83	77.6	18	16.8	0	0.0	2	1.9	4	3.7	107	279,900	291,023
Orangeville													
November 2008	0	0.0	2	25.0	2	25.0	0	0.0	4	50.0	8	--	--
November 2007	5	71.4	1	14.3	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2008	8	11.1	16	22.2	8	11.1	9	12.5	31	43.1	72	406,900	438,811
Year-to-date 2007	15	29.4	30	58.8	6	11.8	0	0.0	0	0.0	51	314,900	319,041
Toronto CMA													
November 2008	9	0.8	31	2.8	124	11.3	336	30.7	593	54.3	1,093	519,900	585,035
November 2007	24	1.8	115	8.6	257	19.1	453	33.7	495	36.8	1,344	459,740	522,760
Year-to-date 2008	287	2.3	685	5.5	1,968	15.7	4,116	32.9	5,468	43.7	12,524	480,900	539,526
Year-to-date 2007	456	3.5	1,288	10.0	2,393	18.6	4,305	33.5	4,407	34.3	12,849	446,990	514,058
Oshawa CMA													
November 2008	43	36.4	25	21.2	27	22.9	21	17.8	2	1.7	118	334,990	337,389
November 2007	81	50.0	35	21.6	17	10.5	18	11.1	11	6.8	162	300,990	340,056
Year-to-date 2008	566	35.5	415	26.0	291	18.2	249	15.6	75	4.7	1,596	329,990	345,858
Year-to-date 2007	804	46.6	458	26.6	244	14.2	173	10.0	45	2.6	1,724	307,990	322,382
Greater Toronto Area													
November 2008	47	3.9	48	3.9	153	12.6	374	30.7	596	48.9	1,218	497,445	561,159
November 2007	95	6.3	137	9.1	275	18.4	486	32.4	505	33.7	1,498	445,990	506,531
Year-to-date 2008	665	4.7	1,006	7.2	2,354	16.8	4,510	32.1	5,508	39.2	14,043	462,700	521,175
Year-to-date 2007	1,152	7.9	1,757	12.0	2,733	18.7	4,529	30.9	4,469	30.5	14,640	428,900	492,473

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2008

Submarket	Nov 2008	Nov 2007	% Change	YTD 2008	YTD 2007	% Change
Toronto City	1,064,894	820,630	29.8	944,772	930,360	1.5
Toronto	1,403,550	1,423,300	-1.4	1,146,684	1,163,518	-1.4
East York	--	--	n/a	796,672	1,015,750	-21.6
Etobicoke	1,001,266	991,316	1.0	947,740	884,495	7.2
North York	1,104,017	948,984	16.3	1,111,555	1,186,153	-6.3
Scarborough	483,171	403,974	19.6	435,254	441,141	-1.3
York	--	--	n/a	771,955	714,043	8.1
York Region	566,627	486,274	16.5	518,803	509,125	1.9
Aurora	523,590	514,434	1.8	520,687	574,191	-9.3
East Gwillimbury	--	--	n/a	532,493	475,722	11.9
Georgina Township	--	--	n/a	422,250	376,025	12.3
King Township	--	--	n/a	938,889	845,250	11.1
Markham	566,426	431,594	31.2	484,746	459,903	5.4
Newmarket	452,882	435,243	4.1	429,610	468,907	-8.4
Richmond Hill	548,846	525,953	4.4	566,889	538,234	5.3
Vaughan	611,787	563,522	8.6	581,931	546,440	6.5
Whitchurch-Stouffville	420,621	441,472	-4.7	444,857	448,150	-0.7
Peel Region	494,190	424,094	16.5	478,757	434,596	10.2
Brampton	425,723	405,699	4.9	434,185	398,642	8.9
Caledon	--	--	n/a	865,775	770,306	12.4
Mississauga	583,577	563,067	3.6	562,203	560,462	0.3
Halton Region	520,883	560,943	-7.1	532,033	524,379	1.5
Burlington	447,927	490,735	-8.7	462,016	439,195	5.2
Halton Hills	515,790	436,203	18.2	497,263	445,404	11.6
Milton	433,190	453,792	-4.5	441,785	395,053	11.8
Oakville	676,052	646,835	4.5	702,931	730,945	-3.8
Durham Region	384,393	400,357	-4.0	399,895	369,795	8.1
Ajax	481,843	471,977	2.1	506,045	440,849	14.8
Brock	--	--	n/a	--	--	n/a
Clarington	324,615	357,320	-9.2	339,550	316,036	7.4
Oshawa	333,787	302,346	10.4	336,707	309,811	8.7
Pickering	--	603,050	n/a	619,644	490,952	26.2
Scugog	--	--	n/a	--	--	n/a
Uxbridge	489,020	--	n/a	470,575	373,520	26.0
Whitby	351,988	368,244	-4.4	362,578	346,194	4.7
Remainder of Toronto CMA	414,547	370,978	11.7	380,603	371,021	2.6
Bradford West Gwillimbury	367,131	345,223	6.3	371,864	378,676	-1.8
Town of Mono	--	--	n/a	599,425	918,358	-34.7
New Tecumseth	--	--	n/a	306,652	291,023	5.4
Orangeville	--	--	n/a	438,811	319,041	37.5
Toronto CMA	585,035	522,760	11.9	539,526	514,058	5.0
Oshawa CMA	337,389	340,056	-0.8	345,858	322,382	7.3
Greater Toronto Area (GTA)	561,159	506,531	10.8	521,175	492,473	5.8

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto November 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	5,173	12.8	7,986	12,570	13,311	60.0	353,724	6.3	369,001
	February	6,772	0.2	7,483	11,880	12,597	59.4	368,687	4.2	364,193
	March	8,518	-2.2	7,506	15,218	12,699	59.1	365,285	3.4	361,760
	April	9,452	13.0	7,842	15,793	13,086	59.9	379,025	3.4	366,258
	May	11,106	17.7	8,079	17,419	13,058	61.9	382,689	4.7	368,491
	June	10,451	19.7	8,260	14,655	12,936	63.9	381,963	6.7	371,434
	July	8,912	25.8	8,498	12,600	13,060	65.1	366,012	7.0	373,002
	August	8,057	15.5	7,879	12,109	12,509	63.0	361,898	7.0	375,050
	September	6,866	3.7	7,665	13,653	12,657	60.6	380,132	8.9	376,493
	October	7,918	15.2	7,828	13,370	12,854	60.9	394,583	10.7	389,624
	November	7,293	16.5	8,072	10,689	13,353	60.5	393,543	10.7	392,257
	December	4,646	4.5	8,066	5,137	12,973	62.2	394,931	17.5	415,073
2008	January	5,075	-1.9	7,451	11,764	12,454	59.8	374,449	5.9	386,299
	February	6,015	-11.2	6,387	11,478	11,742	54.4	382,048	3.6	372,339
	March	6,631	-22.2	6,638	13,643	12,772	52.0	380,338	4.1	379,213
	April	8,762	-7.3	6,778	18,691	13,938	48.6	398,687	5.2	381,314
	May	9,411	-15.3	7,022	18,715	13,901	50.5	398,148	4.0	385,401
	June	8,596	-17.7	7,035	16,068	14,342	49.1	395,918	3.7	386,779
	July	7,809	-12.4	6,891	14,841	14,415	47.8	371,410	1.5	380,391
	August	6,317	-21.6	6,743	11,992	13,346	50.5	364,880	0.8	377,828
	September	6,407	-6.7	6,662	16,305	14,037	47.5	368,945	-2.9	368,138
	October	5,149	-35.0	5,070	14,532	13,826	36.7	353,018	-10.5	345,463
	November	3,640	-50.1	4,543	9,925	13,625	33.3	368,582	-6.3	359,290
	December									
	Q3 2007	23,835	15.2		38,362			368,689	7.5	
	Q3 2008	20,533	-13.9		43,138			368,632	0.0	
	YTD 2007	90,518	12.6		149,956			376,110	6.5	
	YTD 2008	73,812	-18.5		157,954			380,594	1.2	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
November 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	581	8.8	863	1,519	1,502	57.4	265,508	5.9	271,909
	February	791	-3.7	827	1,364	1,380	59.9	263,039	2.3	262,936
	March	969	-1.4	843	1,532	1,306	64.6	265,022	2.7	263,176
	April	1,083	16.3	857	1,795	1,392	61.6	232,285	-11.3	230,828
	May	1,192	16.9	889	1,958	1,476	60.2	275,723	4.4	268,907
	June	1,110	16.2	884	1,596	1,411	62.6	271,394	2.1	264,479
	July	958	19.8	875	1,393	1,446	60.5	267,497	3.1	266,289
	August	884	16.3	884	1,440	1,470	60.1	265,493	2.3	266,069
	September	721	0.1	738	1,519	1,435	51.4	271,149	5.8	270,504
	October	811	16.4	898	1,458	1,478	60.8	273,742	6.6	274,785
	November	694	9.5	852	1,057	1,441	59.1	272,532	8.9	274,062
	December	423	-15.2	750	522	1,476	50.8	273,379	10.0	283,343
2008	January	554	-4.6	818	1,558	1,523	53.7	243,652	-8.2	249,839
	February	770	-2.7	798	1,450	1,469	54.3	271,408	3.2	271,403
	March	824	-15.0	719	1,693	1,457	49.4	275,656	4.0	273,808
	April	989	-8.7	788	2,111	1,634	48.3	275,751	18.7	274,157
	May	1,051	-11.8	782	2,049	1,532	51.1	282,717	2.5	275,836
	June	966	-13.0	771	1,818	1,611	47.8	283,059	4.3	275,448
	July	892	-6.9	812	1,592	1,650	49.2	275,088	2.8	274,000
	August	746	-15.6	741	1,423	1,454	51.0	270,802	2.0	271,649
	September	746	3.5	763	1,423	1,356	56.2	270,802	-0.1	270,191
	October	576	-29.0	641	1,481	1,501	42.7	264,936	-3.2	265,648
	November	409	-41.1	504	1,075	1,459	34.6	268,902	-1.3	270,239
	December									
	Q3 2007	2,563	12.4		4,352			267,833	3.6	
	Q3 2008	2,384	-7.0		4,438			272,406	1.7	
	YTD 2007	9,794	10.6		16,631			265,285	2.5	
	YTD 2008	8,523	-13.0		17,673			272,955	2.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
November 2008

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.0	108.2	2,843	6.6	69.0	789
	February	679	6.50	6.65	139.2	109.3	2,864	6.5	69.3	785
	March	669	6.40	6.49	139.4	110.3	2,864	6.8	69.4	784
	April	678	6.60	6.64	139.4	110.8	2,857	6.9	69.3	789
	May	709	6.85	7.14	140.0	111.2	2,852	6.9	69.1	792
	June	715	7.05	7.24	140.8	110.7	2,854	6.8	69.0	801
	July	715	7.05	7.24	141.1	110.7	2,852	7.0	69.0	810
	August	715	7.05	7.24	141.7	110.6	2,858	7.0	69.0	819
	September	712	7.05	7.19	142.1	110.8	2,860	6.9	68.8	825
	October	728	7.25	7.44	142.2	110.7	2,872	6.6	68.8	830
	November	725	7.20	7.39	143.5	111.0	2,875	6.6	68.8	828
	December	734	7.35	7.54	143.6	111.1	2,885	6.7	69.0	828
2008	January	725	7.35	7.39	144.9	110.7	2,888	6.7	68.9	828
	February	718	7.25	7.29	145.3	111.3	2,904	6.5	69.0	830
	March	712	7.15	7.19	145.7	111.5	2,921	6.5	69.3	824
	April	700	6.95	6.99	145.8	112.2	2,936	6.4	69.4	823
	May	679	6.15	6.65	145.7	113.3	2,947	6.5	69.7	828
	June	710	6.95	7.15	146.2	113.8	2,935	6.7	69.4	839
	July	710	6.95	7.15	146.3	114.9	2,919	7.0	69.0	843
	August	691	6.65	6.85	146.5	114.7	2,901	7.0	68.5	848
	September	691	6.65	6.85	146.4	114.9	2,911	6.9	68.5	856
	October	713	6.35	7.20	146.4	113.7	2,925	6.8	68.6	863
	November	713	6.35	7.20		113.5	2,928	7.0	68.7	866
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
November 2008

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.0	108.2	177.4	6.4	68.1	823
	February	679	6.50	6.65	139.2	109.3	177.7	6.2	67.9	836
	March	669	6.40	6.49	139.4	110.3	178.3	6.1	67.9	838
	April	678	6.60	6.64	139.4	110.8	179.0	6.2	68.2	826
	May	709	6.85	7.14	140.0	111.2	181.6	6.1	68.9	813
	June	715	7.05	7.24	140.8	110.7	182.0	6.1	69.0	810
	July	715	7.05	7.24	141.1	110.7	182.5	6.1	69.0	810
	August	715	7.05	7.24	141.7	110.6	180.7	6.5	68.4	821
	September	712	7.05	7.19	142.1	110.8	181.4	6.4	68.5	829
	October	728	7.25	7.44	142.2	110.7	182.1	6.3	68.6	843
	November	725	7.20	7.39	143.5	111.0	184.0	5.6	68.7	855
	December	734	7.35	7.54	143.6	111.1	184.2	6.0	68.9	857
2008	January	725	7.35	7.39	144.9	110.7	184.0	5.7	68.5	862
	February	718	7.25	7.29	145.3	111.3	184.1	6.3	68.8	858
	March	712	7.15	7.19	145.7	111.5	183.0	6.4	68.4	851
	April	700	6.95	6.99	145.8	112.2	181.8	7.6	68.7	838
	May	679	6.15	6.65	145.7	113.3	182.1	7.9	68.9	833
	June	710	6.95	7.15	146.2	113.8	185.3	7.4	69.6	834
	July	710	6.95	7.15	146.3	114.9	187.7	6.6	69.8	837
	August	691	6.65	6.85	146.5	114.7	188.9	6.2	69.8	837
	September	691	6.65	6.85	146.4	114.9	188.8	6.7	70.0	842
	October	713	6.35	7.20	146.4	113.7	190.1	7.2	70.7	848
	November	713	6.35	7.20		113.5	188.7	7.8	70.5	849
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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